Karen Johnson Davidson County
Batch# 467319 DEEDWARR
08/31/2020 04:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20200831-0098843

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1964LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ke Qin and Shawn Meehan	Ke Qui and Shawn Meehan	
521 Acklen Park Drive	4004 Hillboro Pk, Ste 216B	104 05 0 077.00
Nashville, TN 37205	Nashvile, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEANA HEIN AND HUSBAND DAN HEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KE QIN, AS TO A 50% UNDIVIDED INTEREST AND
SHAWN MEEHAN, AS TO A 50% UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 36 and part of Lot No. 35 on the Map of Hardison and Young's lots in West End Park, as of record in Book 421, page 190, Register's Office for said County.

Said Lot No. 36 and part of Lot 35 are further described as follows:
Beginning at the Southwest corner of Lot No. 36, thence North 37° East 51.8 with the Easterly margin of Pilcher Avenue to a point, thence South 88° 12' East 204.7 feet to an alley, thence South 05° West 50 feet with the Westerly margin of said alley to another alley, thence North 86° 06' West 236 feet with the Northerly margin of said alley to the point of beginning.

Being the same property conveyed to Jeana Hein and husband, Dan Hein, as tenants by the entireties, by Quitclaim Deed from Jeana Hein, of record in Instrument No. 20110713-0053446, in the Register's Office of Davidson County, Tennessee, dated June 30, 2011 and recorded on July 13, 2011.

Being the same property conveyed to Jeana Hein, by Quitclaim Deed from Mildred Hudgins Properties, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20110707-0051842, in the Register's Office of Davidson County, Tennessee, dated June 30, 2011 and recorded on July 07, 2011.

Being the same property conveyed to Mildred Hudgins Properties, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from AmSouth Bank, as trustee of the Amended and Restated Revocable Trust of Mildred Hudgins Dated March 25, 2003, Which trust was Formerly Known as The Amended and Restated Revocable Trust of Mildred Hudgins Dated January 23, 2002, and was also Formerly Known as the Mildred V. Hudgins Revocable Trust, Dated February 15, 2001, of record in Instrument No. 20051109-0135902, in the Register's Office of Davidson County, Tennessee, dated October 24, 2005 and recorded on November 09, 2005.

Being the same property conveyed to Mildred Hudgins Properties, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from AmSouth Bank, as trustee of the Amended and Restated Revocable Trust of Mildred Hudgins Dated March 25, 2003, Which trust was Formerly Known as The Amended and Restated Revocable Trust of Mildred Hudgins Dated January 23, 2002, and was also Formerly Known as the Mildred V. Hudgins Revocable Trust, Dated February 15, 2001, of record in Instrument No. 20051017-0124991, in the Register's Office of Davidson County, Tennessee, dated October 14, 2005 and recorded on October 17, 2005.

Being a part of the property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, Dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, of record in Instrument No. 20020110-0004114 and Correction recorded in Instrument No. 20020709-0082529, in the Register's Office of Davidson County, Tennessee, dated August 31, 2001 and recorded on January 10, 2002.

Being the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins, by Warranty Deed from Howard B. Hudgins and wife, Dorothy L. Hudgins, of record in Book 2734, Page 288, in the Register's Office of Davidson County, Tennessee, dated December 31, 1957 and recorded on December 31, 1957.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hardison & Young's Lots in West End Parks, as recorded in Plat Book 421, Page(s) 190.

This is improved property known as 521 Acklen Park Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 31st day of August, 2020.

Jeana Hein

Dan Hein

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeana Hein, and Dan Hein, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2020.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY